



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date February 10, 2022

## **OFFICIAL NOTIFICATION OF DECISION**

**PR-2019-002225 SI-2021-01458  
– Amendment to Historic Design  
Standards and Guidelines – Old  
Town (HPO-5)**

**The City of Albuquerque Planning Department  
requests the above action to amend the Historic  
Design Standards and Guidelines for Old Town-  
HPO-5 (J-13-Z). Applies to all properties within  
Old Town –**

**On February 9, 2022 the Landmarks Commission voted to Approve, Project # PR-2019-002225, SI-2021-01458, based on the following Findings and Conditions of Approval.**

1. The Landmarks Commission proposes to adopt Design Standards & Guidelines for the Old Town HPO-5 per the IDO, under 14-16-6-7(C)(2)(d) Adoption or Amendment of Historic Designation.
2. The proposed Historic Design Standards & Guidelines have been reviewed against IDO Section 14-16-6-6(E)(3) Review and Decision Criteria.
3. IDO Part 14-16-6-6(E)(3) stipulates: An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria 6-6 (E) (3)(a)-(e).
  - (a) The proposed guidelines are consistent with the criteria and findings for establishment of the HPO zone and preserving the historic character of Old Town. They are designed to emphasize the historic qualities of the district and to direct new construction and changes to be in keeping with these qualities.
  - (b) All Design Standards and Guidelines incorporate the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties by reference.

- (c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties and the National Register of Historic Places.
- (d) The Design Standards and Guidelines will help distinguish and establish the historic qualities and architectural character to be protected. The character of the Old Town is that of a 19th Century plaza village consisting of small shops and homes with the church as the focal point.
- (e) The Guidelines will act as a tool to help manage change and protect the City of Albuquerque's architectural and historical resources. They provide information, guidance and regulations to be followed by property owners, design professionals, contractors, the Landmark's Commission (LC) Staff, the Commissions, the Design Review Board (DRB), and the City of Albuquerque with regard to historic resources.

4. The Historic Standards and Guidelines for Old Town meet the requirements for approval in IDO Subsection 14-16-6-6(E)(3)(a-e).

## RECOMMENDATION

Case # SI-2021-01458 / Project # PR-2019-002225 January 12, 2022

APPROVAL of Case # SI-2021-01458 / Project # PR-2019-002225, an application for approval of proposed Design Standards and Guidelines for the Old Town Historic Preservation Overlay Zone, based on the above four (4) findings.

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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON JANUARY 12, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **FEBRUARY 25, 2022.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji  
Senior Planner, Landmarks Commission